



BOYER CONSTRUCTION MANAGEMENT

THE CONSTRUCTION MANAGEMENT TEAM AT BOYER TAKE THE ROLE OF REPRESENTING THE OWNER TO ENSURE EACH PROJECT GOAL IS ACHIEVED.

We create value for the owner (in either an owning or leasing scenario), by approaching each element of the building process from the owner's perspective. At BoyerCM we pride ourselves on being results-oriented with a strong emphasis on teamwork. This requires technical knowledge and capabilities, leadership with a sense of urgency, and commitment to the success of each client's project. BoyerCM brings a passion for cost management and on time delivery, as well as a high level of energy to motivate design and construction participants throughout the project.

Whether the project is a stand-alone structure, new facility, an addition or extension, reconfiguration of existing space or a tenant build out, BoyerCM provides project development and construction management services with expertise and confidence.

The construction management professionals at BoyerCM have provided industry leadership, knowledge and expertise throughout the project delivery process to successfully complete all building types and uses. Our in-house team of experts has over 120 years of combined construction management experience to guide our clients through a successful project development and construction delivery experience.

Why use Boyer CM?

We create value for our clients by allowing them to leverage our knowledge, experience and lessons learned over 44 years by managing in excess of 34 million square feet of new construction. In today's dollar, this equates to over \$5 billion of construction as an owner's representative.

We know what it means to be an Owner's Representative and be accountable. Each week we meet with our Chairman, CEO, President, CFO and COO to review budgets, schedules, costs and changes etc. for each project.

Does your construction manager have the technical skills, experience and knowledge that over 34 million square feet of new construction provides?

How do we earn our fee?

The instant a General Contractor becomes a "Construction Manager" he faces an impossible task. He no longer can be impartial, objective and represent an owner with 100% commitment. The General Contractor will always protect his margin and his people are incentivized to maximize the margin on the construction costs. Using Boyer CM as your construction manager can save the owner hundreds of thousands of dollars.

We provide the owner with cost guidance from conception through completion. We provide the same cost guidance to compliment the design team by suggesting cost savings alternatives and ideas throughout the design process. By using Boyer CM there is no need to bring on board a General Contractor thus preserving the ability to bring the market to your project through the bidding process. We have proven to ourselves time and time again that the bidding process will save more than 10% on the cost of construction.

We know where "scope creep" starts and what it looks like. We eliminate scope creep that can potentially add 10% to 15% to the cost of a project.

We are not bashful to propose and implement proven cost reducing details and alternatives we have learned from managing over 34 million square feet of new construction. The savings from such cost reducing details and alternatives can be in the hundreds of thousand of dollars on a single project.

One of the most significant ways we add value and earn our fee is to bring the market to your project. Through our knowledge and research of a broad cross section of cost effective and responsible general contractors, subcontractors and suppliers, it is not unusual to save the owner 10% or more on the cost of construction.

By using Boyer CM Construction Cost Data-Base we know what the expected average monthly cost of the general contractor's General Conditions should be. A savings of over \$15,000 per month on General Conditions over a 12-month schedule yields a savings in excess of \$ 180,000. Is a General Contractor going to tell you what is an appropriate cost for GC's backed up by comparisons and real data?

We create value for our clients by allowing them to leverage our knowledge, experience and lessons learned over almost 40 years by managing in excess of 34 million square feet of new construction. In today's dollar, this equates to over \$2 billion of construction as an owner.

We know what it means to be an Owner's Representative and be accountable. Each week we meet with our Chairman, CEO and President, CFO and COO to review budgets, schedules, costs and changes etc. for each project.

Does your construction manager have the technical skills, experience and knowledge that over 34 million square feet of new construction provides?

Construction management at BoyerCM is an integrated approach—we provide consistent communications at every level to create a seamless workflow.

BELOW IS A LIST OF SERVICES OFFERED TO OUR CLIENTS:

PROJECT PROGRAMMING AND PLANNING

At BoyerCM we listen closely to our clients with the goal of understanding the project dynamics and objectives through their eyes. Our client's objectives become our objectives, as we help them articulate the unique requirements, desires and outcome needs of the specific construction process. We continue to provide guidance to key participants throughout the project to achieve desired results.

SITE SELECTION AND ENTITLEMENTS

Over the years, The Boyer Company has attracted the region's best and brightest real estate professionals. At BoyerCM, we have in-house personnel that are uniquely qualified and particularly experienced in locating efficient and serviceable sites to meet our client's needs and requirements. Our knowledge and relationships with cities and towns, agencies and various project stakeholders are leveraged to obtain all necessary entitlements and services for our construction management projects.

COORDINATION, INTEGRATION AND MANAGEMENT OF DESIGN

BoyerCM skills are not limited to construction management. Our extensive experience working with design professionals—from concept to project completion and occupancy—ensures that the owner's objectives are delivered. Our model is one of intense coordination and motivation of an integrated, multi-disciplinary team. We successfully deliver the client what they need, when they need it, and at the cost expected.

LEED GUIDANCE

BoyerCM's LEED-knowledgeable professionals are ready and able to assist our clients in constructing high performance buildings that are environmentally responsible and sustainable. Based on our expertise in systems, designs, products, processes and methods, we successfully guide our clients through the technologies and related requirements to achieve LEED Certification.

BUDGETS, COST MODELS AND LIFE CYCLE COSTS

At BoyerCM we understand the crucial first step of setting reliable design and construction costs, as early in the process as possible. We also understand the importance of monitoring budgets throughout the construction process. Providing an owner with smart options and accurate cost models allows them to make informed and accurate decisions throughout the life cycle of the project.

CRITICAL PATH SCHEDULING

Each client and project has unique needs and circumstances that demand creative solutions and approaches. BoyerCM understands these needs, and functions with a sense of urgency that provides aggressive but realistic schedules using state-of-the-art scheduling software.

QUALIFYING CONTRACTORS, SUBCONTRACTORS AND SUPPLIERS

Depending on each client's unique set of requirements and preferences, the professionals at BoyerCM evaluate, educate and recommend the most cost and schedule effective delivery method to meet time frames and needs. Whether the project requires Design-Build, Design-Bid-Build, Cost Plus Fee with GMP, or a combination, we help our clients select just the right approach. We identify the local, regional and national resource base and qualify the best construction partners including general contractors, subcontractors and suppliers who are cost conscious, fit the construction delivery method, and possess the skills and ability to perform. We do our homework on contractors and suppliers, whether the project is in our back yard or across the country.

BIDDING, FINAL COST NEGOTIATIONS, CONTRACTS AND CONTRACT AWARD

At BoyerCM we treat every project like our own. From our broad experience we know what the appropriate cost is and we are not shy about drilling down to ensure the client receives the best value. Likewise, we guide the owner through the fine art of construction contracts and documents.



PRE-CONSTRUCTION CONSULTING

Our experience proves time and again that the pre-construction process has the greatest impact on a project's final success. This is why we expend the initial effort and resources to ensure the project is planned, coordinated, scheduled and budgeted in great detail. This allows us to anticipate challenges and to develop solutions before construction begins.

COMPREHENSIVE CONSTRUCTION MANAGEMENT

Managing conformance to project goals, the client's program, specific plans and specifications and quality is only part of what BoyerCM provides during the construction period. We are absolutely committed to quality control and assurance, as well as the effective management of meetings, budgets and schedules. In addition, we oversee continued "project information flow such as approvals, submittals, RFIs, changes and inspections that support the construction and its successful completion.

BUILDING COMMISSIONING

The goal of BoyerCM's quality assurance management is to ensure that each and every "system" in the project is furnished and operates as it was designed and intended. To this end, BoyerCM insists that a functional test verifies conformance of each system, and that our testing phase is successfully completed before it is turned over to the client. Equally important is the training of the client's staff in the operation and maintenance of each new system.

POST-CONSTRUCTION SERVICES

A BoyerCM project is never complete until the client has all the information and resources required to operate and support the

new asset. Ensuring that all final details and documents are received, organized and in the client's possession is critical to BoyerCM's post-construction phase.

WARRANTY PERIOD MANAGEMENT

We know our job is not complete once occupancy occurs. BoyerCM remains with our clients every step of the way, ensuring that commitments are met and warranties fulfilled. We will track any warranty follow-up item through completion, and will initiate on-site inspections before the one-year warranty expires.

TENANT IMPROVEMENT (TI)

Thousands of tenants of all types and specific needs occupy the 24 million square feet of Boyer Developed buildings. We have developed a specialty niche TI process tailored just for tenants. Our experienced TI Construction Managers and TI Coordinators work closely with the client and their design team to create the perfect space and to move quickly and efficiently to open on time whether it's close to home or across the county.

FF&E

While making absolutely sure the building and all the systems are operating as designed is our primary expertise, we know "Open for Business" status needs furniture, fixtures and equipment. FF&E) Our experience and expertise includes the recommendation of the right consultants, detailed synchronization of owners/users required FF&E, selection & purchasing, warehousing for just-in-time delivery, specialized and technical installation and certification that all systems are good to go. We can help you make sure that when the first employee walks through the door he/she can get right to work.

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